



TO: Members of the Parks & Recreation Board

FROM: Dudley Raymond, Parks Planning & Business Development Manager

CC: Rick Wieland, Director of Parks & Recreation

DATE: April 8, 2013

**RE: Staff Comments Regarding Planning and Zoning Issues for the March 21, 2013
Parks and Recreation Board Meeting**

The purpose of this memorandum is to provide comments regarding residential platting that is to be discussed during the next meeting of the Board. Developers were required to submit all documentation in regard to the development process prior to our meeting on April 11, 2013.

Between the time of submittal and today's date, staff has reviewed all submittals and had total of (3) three single family residential developments. Staff's recommendations are done by reviewing the 2006 Parks, Recreation and Open Space Master Plan section of the Comprehensive Plan, the 2008 Hike and Bike Trail Master Plan, as well as taking into account a review of new development trends, not anticipated by either of the two documents referenced above.

Stonybryck Manor, Phase 2
Preliminary Plat
31 SF Lots

Located east of Hillcrest Road and north of Rolater Road, this proposal is for the development of 31 single family lots.

Master Plan Comments – In review of the 2006 Parks, Recreation and Open Space Master Plan and current development trends dictating the need for neighborhood parks, the plan does not identify the need for an additional neighborhood park in this area.

Hike and Bike Trail Comments – The Hike and Bike Master Plan does indicate the need for a trail within this development. However, the walk has been constructed previously.

Parkland Dedication Ordinance Comments – After examination of the Master Plan and review of the Parkland Dedication Ordinance, the Parks and Recreation Board will make a recommendation as to whether or not the proposed development should be required to provide parkland and/or money in lieu of dedicated parkland, that the developer would be assessed at the time of final plat. Based on the current fee of \$1,561.00 per dwelling unit, and an existing developers agreement the assessment would be a total amount of \$48,391.00, should money-in-lieu be required.

Staff Recommendation – Based on the information above, Staff would recommend that the Preliminary Plat be approved by the Board contingent on the following comments:

- Developer to pay park fees in the amount of \$48,391.00



**Quail Meadow
Phase 3
Preliminary Plat
62 SF Lots**

**Previously seen
November 2011**

Located west of Teel Parkway and north of Lebanon Road, this proposal is for the development of 62 single units.

Master Plan Comments – In review of the 2006 Parks, Recreation and Open Space Master Plan and current development trends dictating the need for neighborhood parks, the plan does not identify the need for an additional neighborhood park in this area.

Hike and Bike Trail Comments – The Hike and Bike Master Plan does indicate the need for a trail with this phase of development.

Parkland Dedication Ordinance Comments – After examination of the Master Plan and review of the Parkland Dedication Ordinance, the Parks and Recreation Board will make a recommendation as to whether or not the proposed development should be required to provide parkland and/or money in lieu of dedicated parkland, that the developer would be assessed at the time of final plat. Based on the current fee of \$1,561.00 per dwelling unit, the assessment would be a total amount of \$96,782.00, should money-in-lieu be required.

Staff Recommendation – Based on the information above, Staff would recommend that the Preliminary Plat be approved by the Board contingent on the following comments:

- Developer to pay park fees in the amount of \$96,782.00
- Developer to reimburse the City for the cost of sidewalk previously constructed.

**Twin Creek
Preliminary Plat
109 SF Lots**

**Previously Seen
December 2012**

Located east of Teel Parkway and north & south of Rock Creek Parkway, this proposal is for the development of 109 single family lots.

Master Plan Comments – In review of the 2006 Parks, Recreation and Open Space Master Plan and current development trends dictating the need for neighborhood parks, the plan does not identify the need for an additional neighborhood park in this area.

Hike and Bike Trail Comments – The Hike and Bike Master Plan does indicate the need for a trail within this development.

Parkland Dedication Ordinance Comments – After examination of the Master Plan and review of the Parkland Dedication Ordinance, the Parks and Recreation Board will make a recommendation as to whether or not the proposed development should be required to provide parkland and/or money in lieu of dedicated parkland, that the developer would be assessed at the time of final plat. Based on the current fee of \$1,561.00 per dwelling unit, the assessment would be a total amount of \$170,149.00, should money-in-lieu be required.



PARKS & RECREATION DEPARTMENT

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Staff Recommendation – Based on the information above, Staff would recommend that the Preliminary Plat be approved by the Board contingent on the following comments:

- Developer to pay park fees in the amount of \$170,149.00
- Developer to construct 8' Trail along Rock Creek Parkway.
- Developer to dedicate Hike and Bike easement in the floodplain area east of the project.